

1 Introduction

The Mullum Creek estate is located along the western bank of the Mullum Mullum Creek in Donvale, approximately 20 km from the city of Melbourne. The land was formerly comprised of orchard, farm and remnant bush. It has been owned by the Mathews family since 1958 and is now the site of an environmentally sensitive residential development. Homesites are confined to previously cleared land, and the creek frontage and remnant bushland (approximately 45% of the original property) have been donated to Manningham City Council for inclusion in the the local reserve system. The Mullum Mullum Linear Park and Bike Trail now extends through the property alongside the creek, and the bush continues to provide habitat for a wide variety of indigenous animals and plants.

1.1 The Mullum Creek vision

Mullum Creek is an environmentally sustainable development in which residents will live in homes that have a light environmental footprint. Homes will be energy efficient, incorporating solar power and water conservation, and will minimise the use of non-renewable resources. Good design principles and environmentally responsible material choices and building practices are central to the vision. The key elements of the Mullum Creek Vision are:

- Respect for the existing environment and topography, reflected in the siting of buildings works and style of landscaping.
- Environmental sensitivity, reflected in energy efficiency and conservation of resources to minimise environmental impacts.
- Ecological sensitivity, reflected in the protection and promotion of indigenous habitat, flora and fauna.
- Design excellence, reflected in buildings that are of a scale and style compatible with the landscape character and setting of the Mullum Mullum valley.
- Longevity, reflected in design that is adaptable to future uses and a changing climate.

Lot plans have been created for each individual homesite. These include site information, as well as specific requirements that apply to each homesite. The three-dimensional (3D) building and vegetation envelopes shown on these plans ensure that constructed dwellings and planted trees are sized to preserve a minimum 5 hours of winter sunlight for neighboring dwellings, thereby protecting the solar rights of all homeowners.

These Guidelines are designed to realise the Mullum Creek vision. They apply to the construction of all dwellings on the estate. This ensures that all residents benefit from a sustainable, well-designed built environment that delivers a high level of amenity, aesthetic appeal, comfort, and energy efficiency, both in the home and estate-wide.

1.2 The Mullum Creek Masterplan

The Mullum Creek Masterplan is designed to sit within and enhance the natural features of the site, providing access to bushland reserves, the Linear Park and Bike Trail, and connection to the surrounding neighbourhood.



Figure 1. Mullum Creek Masterplan.

The Masterplan provides:

- 56 lots that range from 1,000 to 3,500m².
- Connection to the Mullum Mullum Linear Park and Bike Trail and the estate's bushland reserves.
- Wetlands that moderate and filter the estate's stormwater before it enters the Mullum Mullum Creek.
- Significant reserves of remnant bush and mature indigenous trees, with significant trees retained on lots.
- Habitat for native flora and fauna.

1.3 Mullum Creek Design Guidelines

The purpose of these Guidelines is to facilitate the achievement of the Mullum Creek vision by:

- Encouraging innovation and energy efficient design to produce homes that are naturally warmer in winter, cooler in summer, and cheaper to run throughout the year.
- Encouraging the building of homes which minimise use of non-renewable or non-environmentally sustainable resources, both in their construction and their ongoing operation.
- Encouraging the creation of a well-designed and attractive built environment which sits comfortably in its natural setting.
- Assisting homeowners to make choices that will benefit their own lifestyles, the community and the environment, helping to create a better future for everybody.

Compliance with the Guidelines is legally required by an agreement under Section 173 of the Planning and Environment Act 1987, which in turn is registered on the title of all lots at Mullum Creek. This requirement ends only after the Design Review Committee ceases to exist, which at the earliest is three years after the approval of Mullum Creek's final dwelling (see **Section 1.4** below). Thereafter, covenants placed on titles will ensure that core elements of the Mullum Creek vision are upheld into the future.

1.4 Structure of the Guidelines

This first section of the Guidelines provides background information on the Mullum Creek estate, these Guidelines, the Design Review Committee (DRC) and other controls that affect landowners at Mullum Creek. The second section deals with implementation of the Guidelines, including design review and approval processes.

The remainder of the Guidelines cover design objectives, requirements and recommendations. These are divided into six sections:

- Siting.
- Building design.
- Materials, colours and finishes.
- Energy and water.
- Landscaping.
- Miscellaneous items.

Each of these sections contains detailed Guidelines. Each detailed Guideline includes one or more of the following:

- Objectives – what the Detailed Guideline is seeking to achieve.
- Detailed Requirements (R) – specific Requirements directed towards achieving the Objective. Home designs must comply with Detailed Requirements unless the DRC approves a variation.
- Guides (G) – recommendations for other actions that can be taken to assist in achieving the intent of the Objectives or Detailed Requirements. Addressing the Guides is voluntary but highly encouraged. In addition, implementation of Guides may be taken into account by the DRC when considering a proposal for a variation.

1.5 Role of the DRC

The DRC will oversee all development at Mullum Creek until at least three years after construction of the final dwelling on the estate has been completed. After the period of DRC oversight, the Guidelines will cease to apply, but key requirements of the Guidelines will continue to apply via covenants registered on the titles of all homesites within the estate. This will help to maintain the amenity, appeal and environmental performance of your own home as well as the estate more generally, well into the future.

The Mullum Creek Design Review Committee (DRC) has been established for the purposes of:

- Overseeing the implementation of the Guidelines and assisting homeowners and designers to navigate the development process.
- Reviewing and assessing each homeowner's proposed development and providing approvals under the Guidelines.
- Providing support, particularly where it relates to environmentally sensitive design.

You can contact the DRC at: mullumcreek@haarchitecture.com.au

The DRC may make amendments to the Guidelines from time to time to reflect changes in statutory controls, urban development policies and other requirements of local, state or federal authorities, or to reflect best practice as well as advances in ideas and technology.

1.6 Other controls

The Guidelines do not replace the requirements of the Manningham Planning Scheme, the National Construction Code or other regulatory requirements. Where there is a discrepancy between these requirements, the highest of the standards set must be met. Each homeowner must comply with all relevant regulatory requirements in addition to the Requirements of the Guidelines. Manningham Council will assess your proposed building and landscape designs against **Schedule 11 to the Design and Development Overlay (DDO11)** and **Schedule 8 to the Significant Landscape Overlay (SL08)**. These are available on the Mullum Creek website.

Before commencing construction of your home at Mullum Creek, you must obtain the following approvals:

- Step 1, 2 and 3 design approvals from the DRC (see Section 2).
- A planning permit from Council.
- A building permit from Council or private building surveyor.

You must obtain all relevant authority approvals at your own cost. Council's website includes information on planning permits and building permits: <http://www.manningham.vic.gov.au>

BAL assessment

Homes at Mullum Creek must comply with relevant standards and regulations in relation to bushfire protection. Current building regulations require you to provide a BAL (Bushfire Attack Level) assessment as part of your application for building approval. Terramatrix Wildfire Management Services has prepared a BAL Assessment Report for the Mullum Creek estate (listed on the Mullum Creek website). You may use this report at your own discretion. However, your Building Surveyor should confirm via an independent wildfire management consultant that site conditions upon which the BAL report is based have not changed at the time you commence the detailed design of your home. Refer to the Victorian Building Authority's website for further information.

1.7 Mullum Creek incentives

While compliance with the Guidelines is mandatory and will ensure a high standard of environmentally sensitive development, Mullum Creek encourages you to seek even higher levels of environmental performance for your home. To this end, a number of incentives are offered for Mullum Creek lot owners. Refer to the Mullum Creek website for further information.

Mullum Creek incentive packages

Incentives are offered by Mullum Creek to help you achieve a built outcome that reflects and enhances the Mullum Creek vision. These are outlined in detail on the Mullum Creek website and include architectural design, landscape design and ESD Incentives.